

ZB# 01-04

**Mel Car Construction
(Eric Mason)**

33-1-22

Prelim.

March 12, 2001.

Public Hearing:

March 26, 2001.

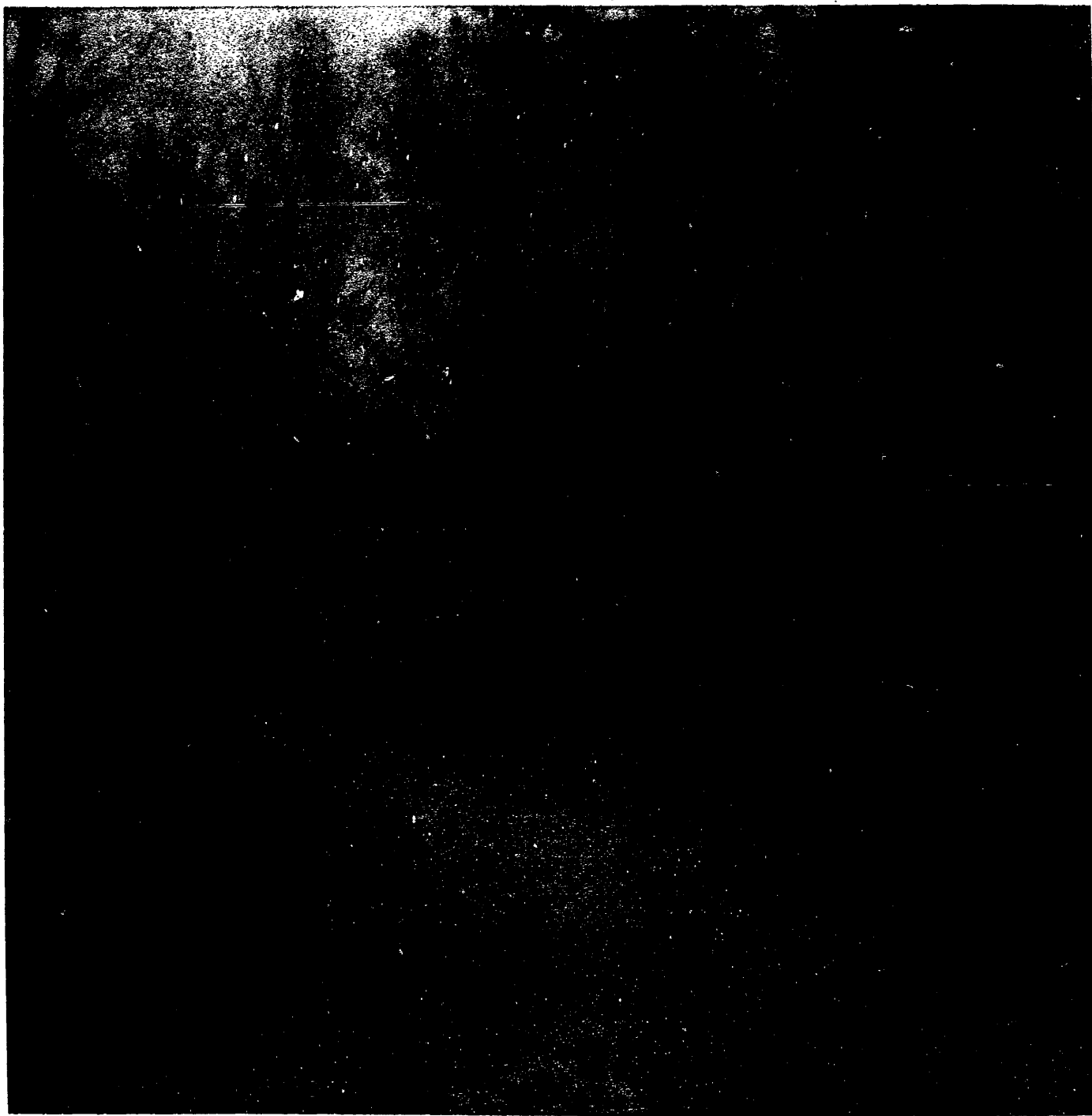
Approved:
Passed 4-0

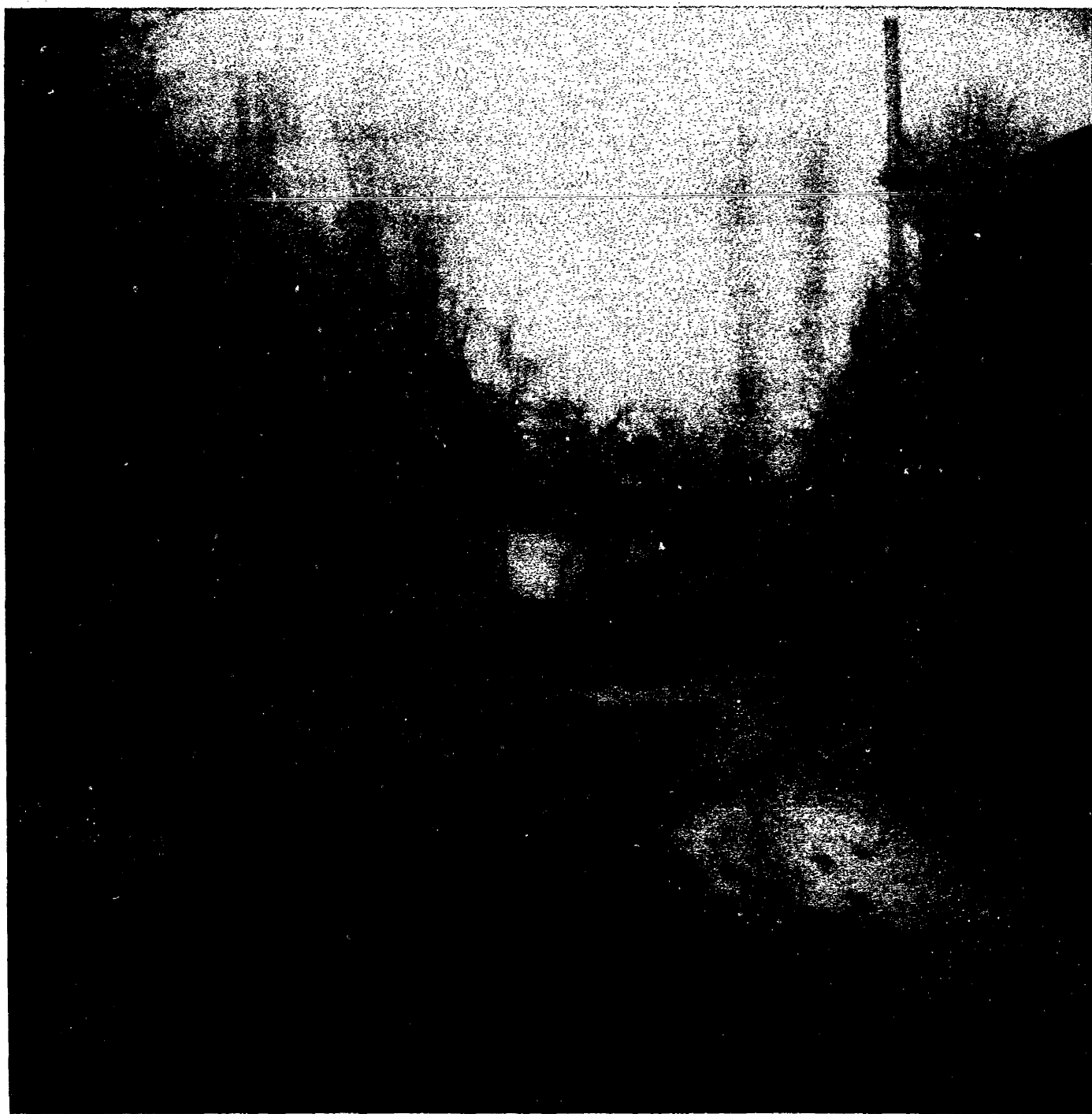
Refund:

\$ 212.00

#01-04.
Mellor

Mason, ~~Herbert~~ Eric
area 33-1-22





APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT:

Mason Herfert
Melcar Coast. Corp.

FILE# 01-04

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

INTERPRETATION: \$150.00

AREA X

USE

APPLICATION FOR VARIANCE FEE.....\$ 50.00

*Paid #2748
3/14/00*

ESCROW DEPOSIT FOR CONSULTANT FEES.....\$ 300.00

*Paid #2749.
3/14/01.*

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 3/12/01-9 \$ 9.00
2ND PRELIMINARY- PER PAGE 3/26/01-7 \$ 9.00
3RD PRELIMINARY- PER PAGE.....\$
PUBLIC HEARING - PER PAGE.....\$
PUBLIC HEARING (CONT'D) PER PAGE.....\$
TOTAL.....\$ 18.00

ATTORNEY'S FEES: \$35.00 PER MEEETING

PRELIM. MEETING: 3/12/01.....\$ 35.00
2ND PRELIM. 3/26/01.....\$ 35.00
3RD PRELIM.\$
PUBLIC HEARING.....\$
PUBLIC HEARING (CONT'D).....\$
TOTAL.....\$ 70.00

MISC. CHARGES:

.....\$
TOTAL.....\$ 88.00

LESS ESCROW DEPOSIT.....\$ 300.00
(ADDL. CHARGES DUE).....\$
REFUND DUE TO APPLICANT..\$ 212.00

Date 3/4/01,

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553**

TO Melcar Const., Corp. DR.
126 Mt. Airy Road
New Windsor, N.Y. 12553

[illegible]

MELCAR CONSTRUCTION, CORP.

ERIC MASON, PRESIDENT

PH. 914-567-1991

126 MT. AIRY RD.

NEW WINDSOR, NY 12553

2749

1-108/210

DATE

3/13/01


PAY
TO THE
ORDER OF

Town of New Windsor

\$ 300 ⁰⁰/₁₀₀ —

Three Hundred ⁰⁰/₁₀₀

DOLLARS

 SECURITY FEATURES
EXTRA PROTECTION
GUARANTEE

HSBC 

HSBC Bank USA Newburgh, NY 12550

FOR

escrow

2BA #01-04



⑈002749⑈ ⑆021001088⑆ 494703424⑈

MELCAR CONSTRUCTION, CORP.

ERIC MASON, PRESIDENT

PH. 914-567-1991
126 MT. AIRY RD.
NEW WINDSOR, NY 12553

2748

1-108/210

DATE 3/13/01

PAY
TO THE
ORDER OF Town of New Windsor

\$ 50

fifty 00/100

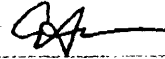
DOLLARS

Security features
included
Detach on back

HSBC 

HSBC Bank USA Newburgh, NY 12550

FOR Appl Fee. ZBA #01-04



⑈002748⑈ ⑆021001088⑆ 494⑈70342⑈4⑈

-----X
In the Matter of the Application of

MEL CAR CONSTRUCTION

#01-04
-----X

**MEMORANDUM
OF DECISION
GRANTING
AREA VARIANCE**

WHEREAS, ERIC MASON of MEL CAR CONSTRUCTION, 137 Mt. Airy Road, New Windsor, New York, N. Y. 12553, has made application before the Zoning Board of Appeals for an 8 ft. rear yard variance to construct a deck and screened-in porch at the above single-family residence in an R-3 zone; and

WHEREAS, a public hearing was held on the 26th day of March, 2001 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of himself for this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a residential property consisting of a one-family home located in an R-4 zone neighborhood containing one-family homes.

(b) The Applicant seeks a variance in order to construct a deck and screened-in porch.

(c) There are similar decks and screened-in porches in the neighborhood.

(d) Neither the proposed deck nor the screened-in porch create any ponding or collection of water or interfere with water drainage.

(e) Neither the proposed deck nor screened-in porch are built on the top of any septic or well, sewer or water easement.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant which can produce the benefits sought.

3. The variance requested is substantial in relation to the Town regulations but nevertheless is warranted for the reasons listed above.

4. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.

6. The benefit to the Applicant, if the requested variance is granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.

7. The requested variance is appropriate and is the minimum variance necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variance.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for an 8 ft. rear yard variance for construction of a screened-in porch at the above address, in an R-3 zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: June 11, 2001.


Chairman

Date 5/2/61, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth DR.
168 W. Drury Lane
Newburgh, N.Y. 12550

DATE			CLAIMED	ALLOWED
3/16/61	Zoning Board Mtg (Dinner)		75 00	
	Misc - 4			
	VSH Realty - 3			
	McCurry - 3			
	Courquid/Lyons - 4			
	Baden - 13			
	Mel. Car - 2	9.00	130 56	
	= 29			
			205 50	

MEL CAR CONSTRUCTION

MR. TORLEY: Request for 8 foot rear yard variance to construct deck and screen-in porch at 137 Mt. Airy Road in R-3 zone.

Mr. Eric Mason appeared before the Board for this proposal.

MR. MASON: I think mine's pretty simple. I had pictures I submitted with Pat. I think you guys seen them all at the last meeting.

MR. KANE: Hold on a second.

MR. MASON: Basically, to answer your five questions, I don't remember them off the top of my head but, I'm not going to change any of the characteristics of the neighborhood.

MR. KRIEGER: It's a one-family neighbor and will continue to be a one-family neighborhood?

MR. MASON: Yeah.

MR. KRIEGER: Are there similar decks and screen-in porches in the neighborhood?

MR. MASON: Yeah.

MR. KANE: You're not creating any water hazards or drainage problems?

MR. MASON: No.

MR. McDONALD: Not going to be built over any easements or --

MR. MASON: No.

MR. KRIEGER: Well or septic system?

MR. MASON: No.

MR. TORLEY: And other houses in the area have similar decks?

MR. MASON: Well, actually, there's one of each on both sides of me. So with your permission --

MR. KRIEGER: He needs 40, he has 32, is that it?

MR. BABCOCK: He's required to have 40. He has 32. He needs 8.

MR. KRIEGER: Needs 40, has 32, yes.

MR. BABCOCK: I'm sorry.

MR. KANE: Mr. Chairman, for the record, 25 addressed envelopes were sent out about the public hearing and no responses in the file.

MR. TORLEY: As there is no one in audience to request to speak to this, I'll open and close the public hearing. Gentlemen, any other questions?

MR. McDONALD: Accept a motion?

MR. TORLEY: Yes.

MR. McDONALD: I make a motion that we grant the variance request for the 8 foot rear yard variance for Mel Car Construction.

MR. REIS: Second.

MR. KANE: Pat needs a bonus.

ROLL CALL

MR. McDONALD	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE

MR. MASON: Thank you, gentleman.

DATE		CLAIMED	ALLOWED
12/01	Zoning Board Mtg	75.00	
	Misc. - 2		
	Wasm - 2 9.00		
	O'Malley - 3		
	Tom Ditch Witch - 3		
	Petcher - 12	99.00	
	- 22		
		174.00	

-----X

Mel Car Coast. Corp - Mason

_____ X

SS.:

Patricia A. Corsetti

Notary Public

PRELIMINARY MEETING:

MASON, HERBERT.

MR. NUGENT: Request for 7 ft. rear yard variance for construction of deck and screened-in porch at 137 Mt. Airy Road in an R-3 zone.

Mr. Eric Mason appeared before the board for this proposal.

MR. MASON: I have some maps, just looking for an eight foot variance on the back of the property. There's not enough room as you can see by the map. We put a deck on the back.

MR. NUGENT: You're building this house for yourself?

MR. MASON: I'm building it to sell. I may wind up in it.

MR. NUGENT: Technically, it's yours?

MR. MASON: Yes, it's under construction now, I'm getting ready to start doing some finishing and the deck came up, I didn't realize that it was so close to the back.

MR. NUGENT: How long is the deck, 12 feet by what?

MR. MASON: I was going to go about 24 feet in width.

MR. TORLEY: You're sure about that? We go by what you tell us. If you tell us you need 7 feet, if you need 7 foot 1 inch, you could be up the river.

MR. MASON: Actually, I'm asking for a little bit extra.

MR. TORLEY: Approximately, eight foot on the map and you're saying seven foot here?

MR. MASON: See here it's 45 foot 2 7/8 of an inch, if you notice the one arrow on the right side of the page so if you have to get a 12 foot deck back there, I'm

March 12, 2001

3

going to need an eight foot variance, actually seven foot and change.

MR. TORLEY: Change the variance request to 8 feet.

MS. CORSETTI: We don't change it, the building inspector does.

MR. BABCOCK: I have it down as 7 feet, if that's what you're saying so that the angle of the lot, I can change the paperwork.

MR. NUGENT: Anymore questions by the board?

MR. REIS: Accept a motion?

MR. NUGENT: Yes.

MR. REIS: Make a motion we set up Mr. Mason for his requested variance at 37 Mount Airy Road.

MR. TORLEY: Second it.

ROLL CALL

MR. REIS	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MR. KRIEGER: If you'd take these, those are the criteria on which the zoning board must decide by state law, so if you would address yourself to those at the presentation, that would be helpful.

MR. MASON: Very good, thank you.

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#200-2001

03/14/2001

Melcar Construction Corp. *Zoning Board Application Fee #01-04*

Received \$ 50.00 for Planning Board Fees, on 03/14/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

March 13, 2001

Eric Mason
126 Mt. Airy Road
New Windsor, NY 12553

25.

Re: 33-1-22

Dear Mr. Mason:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook
Sole Assessor

LC/lrd
Attachments

CC: Pat Corsetti, ZBA

33-1-4.2
Cosimo Dibrizzi
647 Little Britain Road
New Windsor, NY 12553

33-1-11
Donald & Gisela Ayers
111 Mt. Airy Road
New Windsor, NY 12553

33-1-12
Daniel A. & Kim B. Marshall
117 Mt. Airy Road
New Windsor, NY 12553

33-1-13
Paul D. Kahn
6 Fairview Court
Newburgh, NY 12550

33-1-14
David Ogden
4 Elizabeth Lane
New Windsor, NY 12553

33-1-15
John & Karen McDermott
6 Elizabeth Lane
New Windsor, NY 12553

33-1-16
Donna Czepiel
8 Elizabeth Lane
New Windsor, NY 12553

33-1-17
John C. & Livia Connaughton
10 Elizabeth Lane
New Windsor, NY 12553

33-1-18
James J. & Mary Garofolo
12 Elizabeth Lane
New Windsor, NY 12553

33-1-19
Patricia A.K.A. Mary P. Domalavage
14 Elizabeth Lane
New Windsor, NY 12553

33-1-20
Rickie & Eileen Yankow
16 Elizabeth Lane
New Windsor, NY 12553

33-1-21.1
Theoharis & Bernadette M. Spyropoulos
7 Elizabeth Lane
New Windsor, NY 12553

33-1-21.2
Carol Owen
18 Elizabeth Lane
New Windsor, NY 12553

33-1-21.3
Janice Plante
155 Mt. Airy Road
New Windsor, NY 12553

33-1-21.4
Steven L. & Katherine Weiner
159 Mt. Airy Road
New Windsor, NY 12553

33-1-23
Sam Iannolo Jr.
5 Elizabeth Lane
New Windsor, NY 12553

33-1-24
Douglas W. & Joann Carey
3 Elizabeth Lane
New Windsor, NY 12553

33-1-25
Paul & Angela Barbero
1 Elizabeth Lane
New Windsor, NY 12553

33-1-26
Winthrop D. Johns
Valerie Shepard-Johns
9 Elizabeth Lane
New Windsor, NY 12553

33-1-27
Gregory & Colleen Morris
11 Elizabeth Lane
New Windsor, NY 12553

32-2-8
Henry Stellwag
470 Little Britain Road
Newburgh, NY 12550

32-2-10.1
Thomas & Andrea Karnavezos
164 Mt. Airy Road
New Windsor, NY 12553

32-2-10.2
Nickolas P. & Carla J. Karnavezos
158 Mt. Airy Road
New Windsor, NY 12553

32-2-10.3
Peter & Sophia Karnavezos
150 Mt. Airy Road
New Windsor, NY 12553

32-2-13
Silver Stream, Inc.
400 BaMar Drive
Stony Point, NY 10980

Pls. publish immediately. Send bill to: Applicant @ below address.

**PUBLIC NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 04.

Request of Mel Car Const. Corp. - Eric Mason.

for a VARIANCE of the Zoning Local Law to Permit:

construction of Deck & screened-in porch w/
insufficient rear yard;

being a VARIANCE of Section 48-12 Table of Use/Bulk Regs. - Col. G.

for property situated as follows:

137 Mt. Airy Road, New Windsor, N.Y.

known and designated as tax map Section 33, Blk. 1 Lot 22.

PUBLIC HEARING will take place on the 26th day of March, 2001 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.

James Nugent.

Chairman

By: Patricia G. Corsetti, Secy.

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT

Herbert Mason

TO
Melcar Construction
Corporation

SECTION 33 BLOCK 1 LOT 22

RECORD AND RETURN TO:
(name and address)David Kintzer, Esq.
265 Route 17K
Newburgh NY 12550

THIS IS PAGE ONE OF THE RECORDING

K011012

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

2089 BLOOMING GROVE (TN)
2001 WASHINGTONVILLE (VLG)
2289 CHESTER (TN)
2201 CHESTER (VLG)
2489 CORNWALL (TN)
2401 CORNWALL (VLG)
2600 CRAWFORD (TN)
2800 DEERPARK (TN)
3089 GOSHEN (TN)
3001 GOSHEN (VLG)
3003 FLORIDA (VLG)
3005 CHESTER (VLG)
3200 GREENVILLE (TN)
3489 HAMPTONBURGH (TN)
3401 MAYBROOK (VLG)
3689 HIGHLANDS (TN)
3601 HIGHLAND FALLS (VLG)
3889 MINISINK (TN)
3801 UNIONVILLE (VLG)
4089 MONROE (TN)
4001 MONROE (VLG)
4003 HARRIMAN (VLG)
4005 KIRYAS JOEL (VLG)

4289 MONTGOMERY (TN)
4201 MAYBROOK (VLG)
4203 MONTGOMERY (VLG)
4205 WALDEN (VLG)
4489 MOUNT HOPE (TN)
4401 OTISVILLE (VLG)
4600 NEWBURGH (TN)
4800 NEW WINDSOR (TN)
5089 TUXEDO (TN)
5001 TUXEDO PARK (VLG)
5200 WALLKILL (TN)
5489 WARWICK (TN)
5401 FLORIDA (VLG)
5403 GREENWOOD LAKE (VLG)
5405 WARWICK (VLG)
5600 WAWAYANDA (TN)
5889 WOODBURY (TN)
5801 HARRIMAN (VLG)

CITIES

0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS
9999 HOLD

NO PAGES CROSS REF.
CERT. COPY ADD'L X-REF.
MAP# PGS.

PAYMENT TYPE: CHECK
CASH
CHARGE
NO FEE

CONSIDERATION \$
TAX EXEMPT

MORTGAGE AMT. \$
DATE

MORTGAGE TAX TYPE:

(A) COMMERCIAL/FULL 1%
(B) 1 OR 2 FAMILY
(C) UNDER \$10,000
(E) EXEMPT
(F) 3 TO 6 UNITS
(I) NAT. PERSON/CR. UNION
(J) NAT. PER. CR. UN/1 OR 2
(K) CONDO

DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM:

K011102

Bargain and Sale Deed with Covenant against Grantor's Acts
Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the 21ST day of February, 2001.

BETWEEN HERBERT MASON, residing at 120 Mount Airy Road, New Windsor, New York 12553

party of the first part, and

MELCAR CONSTRUCTION CORPORATION, residing at 126 Mount Airy Road, New Windsor, New York 12553

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of New Windsor, County of Orange and State of New York,

SEE SCHEDULE 'A' ATTACHED

BEING and intended to be the same premises conveyed by Deed from ANNA BIVONA to HERBERT MASON, dated 1/14/71 and duly recorded in the County Clerks Office on 2/8/71 in Liber 1866 page 439.

The premises are not in an agricultural district and the subject premises are entirely owned by the transferors.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

Title No. 011012

ALL that certain lot, piece or parcel of land situate, lying and being in the Town of New Windsor, Orange County, New York, bounded and described as follows:

BEGINNING at an iron pipe set on the easterly bounds of the town road known as Bethlehem Road, said pipe being the southwest corner of lands of B.L.Mason; and runs from thence along the lands of Mason and following a stone wall North $37^{\circ} 17'$ East 111.6 feet to a point; thence along the lands of Bivona South $24^{\circ} 54'$ East 157.82 feet to an iron pipe in the northerly bounds of a proposed right of way; thence along said right of way South $79^{\circ} 26'$ West 100.0 feet to an iron pipe on the easterly bounds of the aforementioned Bethlehem Road; thence along said road North $26^{\circ} 12'$ West 80.0 feet to the place of beginning.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


HERBERT MASON

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

On the 21st day of February, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared, HERBERT MASON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

DAVID M. KINTZER
Notary Public State of New York
Qualified in Orange County
My Commission Expires 1/31/02

CERTIFICATE OF TITLE ISSUED BY

STEWART TITLE INSURANCE COMPANY

Certifies to the proposed insured named in Schedule A that an examination of title to the premises described in Schedule A has been made in accordance with its usual procedure and agrees to issue its standard form of title insurance policy in favor of the proposed insured, covering premises described in Schedule A, in the amounts hereinafter set forth, insuring the fee and / or mortgage and the marketability thereof, after the closing of the transaction in conformance with procedures approved by the Company excepting (a) all loss or damage by reason of the estates, interests, defects, objections, liens, encumbrances and other matters set forth herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy (b) any question or objection coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of said policy.

This Certificate shall be null and void (1) if the fees therefor are not paid (2) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company (3) upon delivery of the policy. Any claim arising by reason of the issuance hereof shall be restricted to the terms and conditions of the standard form of insurance policy. If title, interest or lien to be insured was acquired by the prospective insured prior to delivery hereof, the Company assumes no liability except under its policy when issued.

STEWART TITLE
INSURANCE COMPANY



Countersigned by:

A handwritten signature in black ink, likely belonging to the countersigned agent.

Company:

Address:

City, State:

Agent No.:

A handwritten signature in black ink, likely belonging to the President of the company.
PresidentA handwritten signature in black ink, likely belonging to the Secretary of the company.
Secretary

KAR-VIN ABSTRACT CORP.

273 Quassaick Avenue
New Windsor, N.Y. 12553

(914) 562-2622 FAX (914) 565-8737

STEWART TITLE INSURANCE COMPANY

Title No. 011012

Effective Date: 1/3/01

Redated:

Proposed Insured:

Purchaser: Herbert Mason

Mortgagee: Walden Federal Savings and Loan Association,
its Successors and/or Assigns

Amount of Insurance:

FEE: \$

MORTGAGE: \$70,000.00 (BLM)

THIS COMPANY CERTIFIES that a good and marketable title to the premises described in Schedule A, subject to the liens, encumbrances and other matters, if any, set forth in this certificate may be conveyed and/or mortgaged by:

Herbert Mason who acquired title by deed dated 1/14/71 made by Anna Bivona and recorded in the ORANGE County Clerk's Office on 2/8/71 in Liber 1866 of Deeds, at page 439.

Premises described in Schedule "A" are known as:
137 Mt. Airy Road

County: ORANGE

City:

Town: New Windsor

Section/Block/Lot: 33-1-22

STEWART TITLE INSURANCE COMPANY

SCHEDULE A

Title No. 011012

ALL that certain lot, piece or parcel of land situate, lying and being in the Town of New Windsor, Orange County, New York, bounded and described as follows:

BEGINNING at an iron pipe set on the easterly bounds of the town road known as Bethlehem Road, said pipe being the southwest corner of lands of B.L.Mason; and runs from thence along the lands of Mason and following a stone wall North $37^{\circ} 17'$ East 111.6 feet to a point; thence along the lands of Bivona South $24^{\circ} 54'$ East 157.82 feet to an iron pipe in the northerly bounds of a proposed right of way; thence along said right of way South $79^{\circ} 26'$ West 100.0 feet to an iron pipe on the easterly bounds of the aforementioned Bethlehem Road; thence along said road North $26^{\circ} 12'$ West 80.0 feet to the place of beginning.

STEWART TITLE INSURANCE COMPANY

SCHEDULE B

Title No. 011012

Hereinafter set forth are additional matters which will appear in our policy as exceptions from coverage unless disposed of to our satisfaction prior to the closing or delivery of the policy.

1. Taxes, tax liens, tax sales, water rates, sewer rents and assessments set forth in schedule herein.
2. Mortgages returned herein (NONE). Detailed statement within.
3. Any state of facts which an accurate survey might show.
or
Survey exceptions set forth herein.
4. Rights of tenants or persons in possession.
5. Covenants, conditions, easements, leases, agreements of record, etc., more fully set forth herein.
Covenants and restrictions in Liber 1287 Cp. 57.
6. Underground encroachments and easements, if any, including pipes and drains and such rights as may exist for entry upon said premises to maintain and repair the same. (FEE POLICY ONLY)

NOTE: Insurance Law Sec. 64 Subdivision 6409(c) requires that title companies offer, at or prior to closing, an optional policy to cover the homeowner for the **FUTURE** market value of his house. You may, therefore, elect to obtain protection in excess of your purchase price. If you do not wish this additional statutory coverage, you **MUST WAIVE** by signing in the space below this exception:

STEWART TITLE INSURANCE COMPANY

Title No. 011012

SCHEDULE B - Continued

7. The amount of acreage is not insured.
8. No title is insured to any land lying within the lines of any street, road, avenue, lane, turnpike or highway in front of or adjoining the premises described in Schedule "A" or which may cross over the same.
9. Subject to rights and easements if any acquired by any public utilities company to maintain its poles and operate its wires, lines, etc., in, to and over the premises herein and in, to and over the streets adjacent thereto. (FEE POLICY ONLY)
10. If the mortgage or mortgages returned herein is a Credit Line Mortgage, special arrangements with the title company must be made PRIOR to closing in order to satisfy same at closing.
11. Obtain proof that Herbert Mason has not been known by any other name for 10 years last past. Any other name must be submitted to Company prior to closing.
12. If the Title Company is to have any checks certified there will be a certified check charge of \$35.00.
13. No personal inspection having been made by this Company, policy will except any state of facts an inspection would disclose.
14. The courses stated in the description will not be insured in the absence of a satisfactory survey certified to the Company.
15. Riparian rights, if any, in favor of the premises herein are not insured.
16. Rights of others to drain through creeks or streams, if any, which cross premises and the natural flow thereof will be excepted.

STEWART TITLE INSURANCE COMPANY

Title No. 011012

SCHEDULE B - Continued

17. Except all sanitation, sewer and water meter charges from date of the last actual reading of the meter, including all charges entered hereafter but which might include usage prior to the date of this policy.
18. Identity of the parties through photo identification to be produced as closing.
19. Pending disposition of the full proceeds of the loan secured to the mortgage described in this report, the insurance provided by the policy is only to the extent of the amount actually disbursed by increases as such disbursement is made in good faith without actual knowledge of any defects or any objections to the title and with the consent of the company.

SCHEDULE C

(FOR INFORMATION ONLY)

IF THIS TRANSACTION CONSISTS IN WHOLE OR IN PART OF AN ASSIGNMENT OF MORTGAGE, THEN THE FOLLOWING OBJECTION MAY APPLY:

- . In order to record an assignment of a mortgage, there must be set forth in the assignment document or attached thereto and recorded as part thereof a statement under oath signed by the mortgagor or any other party to the transaction having knowledge of the facts (provided he asserts such knowledge), that the assignee is not acting as a nominee of the mortgagor and that the mortgage continues to secure a bona fide obligation.

This requirement is not applicable to assignment of the type used between lenders which continues, at all times, to secure a bona fide debt, such assignment shall contain the statement: "This assignment is not subject to the requirements of Section 275 of the Real Property Law of the State of New York because it is an assignment within the secondary mortgage market."

- . All documents are to be signed in black ink only for recording purposes.

STEWART TITLE INSURANCE COMPANY

T A X S C H E D U L E

Title No. 011012

ASSESSED VALUATION:

LAND: \$5,100.00

FULL: \$10,100.00

County: ORANGE

Town: New Windsor

School District: Newburgh Enlarged City School District

Section/Block/Lot: 33-1-22

Property Class Code: 312

Property Size: 80' x 112'

ASSESSED TO: Herbert Mason

2001 STATE, COUNTY AND TOWN TAX: \$475.46 PAID 1/10/01.

2000/01 SCHOOL TAX: \$667.22 PAID 9/11/00.

WATER: NO MUNICIPAL WATER PER THE TOWN.

SEWER: \$28.90 PAID 12/16/00 (COVERS 10/1/00 - 12/31/00) NEXT BILLING 3/1/01.

CALL 563-4636 FOR FINAL READING. IF ANY ITEMS LISTED ABOVE ARE OPEN, PAID RECEIPTS TO BE PRODUCED AT CLOSING OR SAME WILL BE EXCEPTED IN POLICY.

POLICY WILL EXCEPT ALL UNPAID WATER RATES AND/OR SEWER RENTS OR ASSESSMENTS IN THE ABSENCE OF PAID BILLS AND RECEIPTS TO BE PRESENTED AT CLOSING. DOES NOT INCLUDE ASSESSMENTS FOR ANY SPECIAL DISTRICT NOT A PART OF THE STATE AND COUNTY TAX ROLL.

OUR POLICY DOES NOT INSURE AGAINST SUCH ITEMS WHICH HAVE NOT BECOME A LIEN UP TO THE DATE OF CLOSING, OR INSTALLMENTS DUE AFTER SUCH DATE. NEITHER OUR TAX SEARCH NOR OUR POLICY COVERS ANY PART OF STREETS ON WHICH THE PREMISES TO BE INSURED ABUT.

IF THE TAX LOTS ABOVE MENTIONED COVER MORE OR LESS THAN THE PREMISES UNDER EXAMINATION, THIS FACT WILL BE NOTED HEREIN. IN SUCH CASE, THE INTERESTED PARTIES SHOULD TAKE THE NECESSARY STEPS TO MAKE THE TAX MAP CONFORM TO THE DESCRIPTION TO BE INSURED.

This Indenture,

571

Made the *twelfth* day of *November*, nineteen *hundred and fifty-three*

Between VINCENT BIVONA, residing on Little Britain Road, *No Street or number* Town of New Windsor, Orange County, New York (P.O. Address: R.D. 2 Newburgh, New York)

ANNA BIVONA, residing on Little Britain Road, *No Street or number* Town of New Windsor, Orange County, New York (P.O. Address: R.D. 2 Newburgh, New York)

part y of the second part:

Witnesseth, that the party of the first part, in consideration of *TEN AND NO/100 (\$10.00)* Dollars, lawful money of the United States, and other good and valuable considerations *paid by the part y of the second part,* do es hereby grant and release unto the part y of the second part, her heirs and assigns forever,

All that certain lot, piece or parcel of land situate, lying and being in the Town of New Windsor, Orange County, New York, bounded and described as follows:

BEGINNING at an iron pipe set on the easterly bounds of the town road known as the Bethlehem Road, said pipe being the southwest corner of lands of B. L. Mason; and runs from thence along the lands of Mason and following a stone wall North 37° 17' East 111.6 feet to a point; thence along the lands of Bivona South 24° 54' East 157.82 feet to an iron pipe in the northerly bounds of a proposed right of way; thence along said right of way South 79° 26' West 100.0 feet to an iron pipe on the easterly bounds of the aforementioned Bethlehem Road; thence along said road North 26° 12' West 80.0 feet to the place of beginning.

CONTAINING 0.266 acres of land, more or less.

BEING and intended to be a portion of the premises described in a certain Deed, Vincent Bivona, Jr. to Vincent Bivona, Sr., dated February 28, 1948 and recorded in the Orange County Clerk's Office on March 6, 1948 in Liber 1076 of Deeds at page 480.

SUBJECT to the following covenants and restrictions which shall run with the title to the land hereby conveyed:

1. That said premises shall be used for residential purposes only and that no trade or business shall be carried on on said premises.

**RETAKE
OF
PREVIOUS
DOCUMENT**

This Indenture,

Made the tenth day of November, nineteen
hundred and fifty-three

No Street or number

Between VINCENT BIVONA, residing on Little Britain Road, / Town of New
Windsor, Orange County, New York (P.O. Address: R.D. 2 Newburgh,
New York)

part y of the first part, and

No street or number

ANNA BIVONA, residing on Little Britain Road, / Town of New
Windsor, Orange County, New York (P.O. Address: R.D. 2 Newburgh,
New York)

part y of the second part:

Witnesseth, that the party of the first part, in consideration of
TEN AND NO/100 (\$10.00) - - - - - Dollars,
lawful money of the United States, and other good and valuable
considerations paid by the part y of the second part,
do hereby grant and release unto the part y of the second part,
her heirs and assigns forever,

All that certain lot, piece or parcel of land situate, lying and being
in the Town of New Windsor, Orange County, New York, bounded and des-
cribed as follows:

BEGINNING at an iron pipe set on the easterly bounds of the town
road known as the Bethlehem Road, said pipe being the southwest corner
of lands of B. L. Mason; and runs from thence along the lands of Mason
and following a stone wall North 37° 17' East 111.6 feet to a point;
thence along the lands of Bivona South 24° 54' East 157.82 feet to an
iron pipe in the northerly bounds of a proposed right of way; thence along
said right of way South 79° 26' West 100.0 feet to an iron pipe on the
easterly bounds of the aforementioned Bethlehem Road; thence along
said road North 20° 12' West 80.0 feet to the place of beginning.

CONTAINING 0.256 acres of land, more or less.

BEING and intended to be a portion of the premises described in a
cert. in Deed, Vincent Bivona, Jr. to Vincent Bivona, Sr., dated February
28, 1948 and recorded in the Orange County Clerk's Office on March 6,
1948 in Liber 107b of Deeds at page 480.

SHALL be the following covenants and restrictions which shall
run with the title to the land hereby conveyed:

1. That said premises shall be used for residential purposes only
and that no trade or business shall be carried on on said premises.

2. That no building shall be erected on said land within 20 feet of the front line thereof nor within ten feet of the side lines thereof.

3. That no more than one one-family residence and private garage costing at least \$8,500.00 to erect shall be erected or maintained upon any parcel of land 50 feet in front or less.

4. That no cattle, live stock or chickens shall ever be kept or maintained on said premises.

Together with the appurtenances and all the estate and rights of the party of the first part, in and to the said premises.

To have and to hold the premises herein granted unto the party of the second part, her heirs and assigns forever.

And said VINCENT BIVONA

covenant s as follows:

First. That said VINCENT BIVONA is seized of the said premises in fee simple, and has good right to convey the same;

Second. That the party of the second part shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances;

Fourth. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth. That said VINCENT BIVONA will forever warrant the title to said premises.

Sixth. The grantor, in compliance with Section 13 of the Lien Law, covenant as follows: That he will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that he will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof the party of the first part has hereunto set his hand and seal the day and year first above written

In the Presence of

Vincent Bivona L.S.
Vincent Bivona

State of New York

County of ORANGE

ss.:

On the 10th day of November, nineteen hundred and fifty-three before me personally came

VINCENT BIVONA

, to me known

to be the individual described in, and who executed, the foregoing instrument, and acknowledged that he executed the same.

Julius L. Hoyt
Notary Public

JULIUS L. HOYT
NOTARY PUBLIC, State of New York
Residing at 100 West 100th Street
Credentialed by the State of New York
My Commission Expires March 30, 1954

The stamp required

A true record entered November 12th, 1953 at 9:00 A.M.

Robert J. [Signature]
Clerk

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

01-04

Date: 3/13/01

I. ✓ Applicant Information:

- (a) MELCAR Const Corp. 126 MT Airy Rd NWNV 845 5671991 X
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- () Use Variance () Sign Variance
- (X) Area Variance () Interpretation

✓ III. Property Information:

- (a) R-3 137 MT Airy Rd 33 / 22 80x 157
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.?
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 2/21/01
- (e) Has property been subdivided previously? NO
- (f) Has property been subject of variance previously? Yes
If so, when? 1986
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow: (Describe proposal) _____

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes _____ No _____.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 44-12, Table of Use/Bulk Regs., Col. G.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. _____	_____	_____
Reqd. Rear Yd. <u>40'</u>	<u>32'</u>	<u>8'</u>
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

* Residential Districts only

** No-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

Over the years Decks have become AN important part of the house
due to the terrain of the lot I feel A deck will be more beneficial
to the Home owner And would Blend in nicely with the neighborhood.

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: N/A

(a) Variance requested from New Windsor Zoning Local Law,
 Section _____, _____ Regs.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign	_____	_____	_____
Sign 3	_____	_____	_____
Sign	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation: N/A

(a) Interpretation requested of New Windsor Zoning Local Law,
 Section _____, Table of _____ Regs.,
 Col. _____.

(b) Describe in detail the proposal before the Board:

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

NA

IX. Attachments required:

- ☒ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- ☒ Copy of tax map showing adjacent properties.
- ☐ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy of deed and title policy.
- ☐ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$ 50.00 and the second check in the amount of \$ 300.00, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: 03/14/01.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

x GAman
(Applicant)

Sworn to before me this

14th day of March, 2001.

Patricia A. Corsetti

PATRICIA A. CORSETTI
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 2001.

XI. ZBA Action:

(a) Public Hearing date: _____.

PUBLIC NOTICE OF HEARING

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 04

Request of McCAR CONST CORP - ERIC MASON

for a VARIANCE of the Zoning Local Law to Permit:

A 12' x 24' deck/porch to be built on residence

being a VARIANCE of Section _____

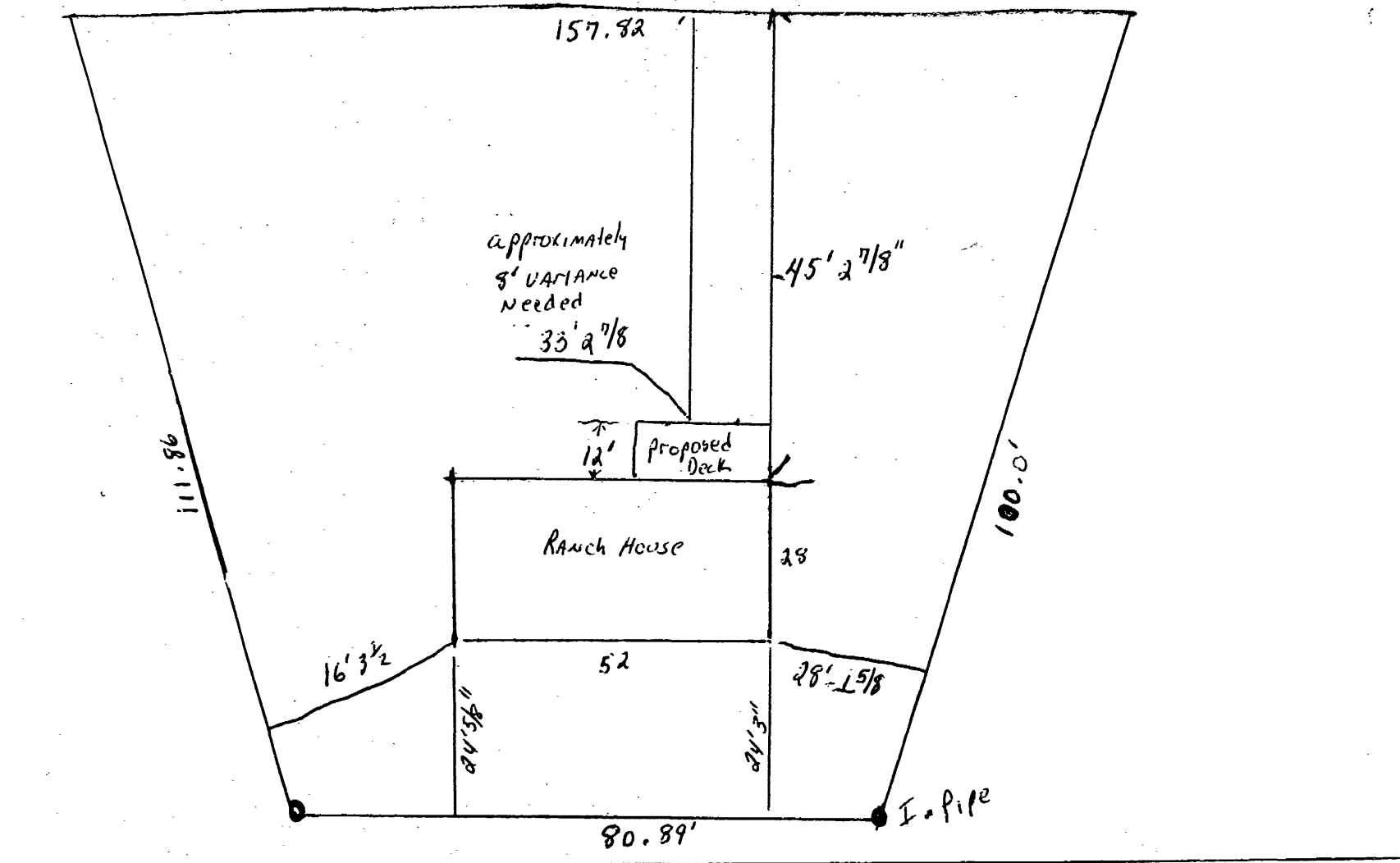
for property situated as follows:

137 MT AIRY RD

known and designated as tax map Section 33, Blk. 1 Lot 22

PUBLIC HEARING will take place on the _____ day of _____, 20____ at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.

Chairman



MT AIRY ROAD

3/12/01

MASON - Melcar Const.

582 33 1 22
 137 MT Airy Rd
 New Windsor NY

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Prelim:
Mar. 12, 2001
#01-04.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: 2/27/01

APPLICANT: ~~Herbert Mason~~
137 Mt. Airy Road
New Windsor, NY 12553

Mel-Car Const. Corp.

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Deck & Screened-In Porch

LOCATED AT: 137 Mt. Airy Road

ZONE: R-3 Sec/ Blk/ Lot: 33-1-22

DESCRIPTION OF EXISTING SITE:

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Rear yard in R-3 zone requires 40ft, proposed 33ft variance request of 7ft.


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-3 USE: Single Family

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD: 40ft

REQ'D FRONTAGE:

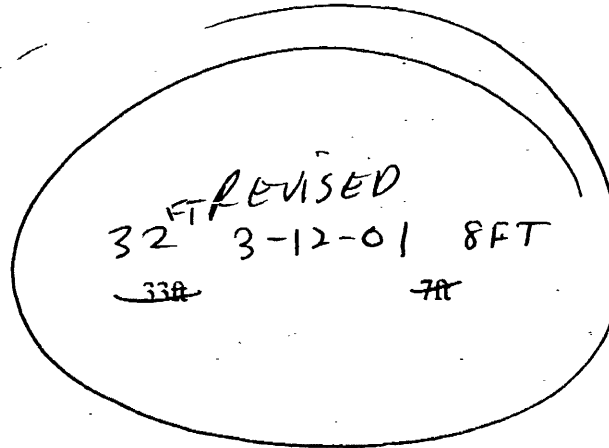
MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT. FILE. W/ ATTACHED MAP



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY
Building Permit #: 109

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE PERMIT WILL BE ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Herb Mason

Address 137 Mt Airy Rd New Windsor Phone 567 1991

Mailing Address _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor Melcar const corp

Address 126 Mt Airy Rd Phone 567 1991

State whether applicant is owner, lessee, agent, architect or contractor Owner

If applicant is a corporation, signature of duly authorized officer.

ERIC MASON PRES
(Name and title of corporate officer)

1. On what street is property located? On the South side of 207
(N,S,E or W)
and 100' feet from the intersection of MT Airy + Elizabeth Ave
2. Zone or use district in which premises are situated Is property a flood zone? Y N
3. Tax Map Description: Section 33 Block 1 Lot 22
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
- a. Existing use and occupancy 3 bed house b. Intended use and occupancy same
5. Nature of work (check if applicable) New Bldg ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other ☒ Deck
4
porch
6. Is this a corner lot? no
7. Dimensions of entire new construction. Front 24 Rear 24 Depth 12 Height 8 No. of stories 1
8. If dwelling, number of dwelling units: Number of dwelling units on each floor
- Number of bedrooms Baths Toilets Heating Plant: Gas Oil
- Electric/Hot Air Hot Water If Garage, number of cars
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use

10. Estimated cost

Fee

\$50.00 ck# 2731

PAID

ZCA

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(914) 563-4618
(914) 563-4693 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Sam Jones
(Signature of Applicant)

126 RT 914 Rd NW NY
(Address of Applicant)

Harold Man
(Owner's Signature)

120 RT 914 Rd NW NY
(Owner's Address)

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.

